



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:21:47  
 Page 1

Assessment Data					Primary Image				
Account	300002184				No Image On File				
Parcel ID	0000-24-27N-21W-1-001-00								
Cadastral ID	0000-27N-21W-24-1-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	102 - 4R-BUFFALO								
Name ID	13274								
SELMAN, MINNIE CORENE TRUST									
318 SPRUCE PARK DR. WOODWARD OK 73801-0000									
<b>Parcel Location</b>									
Situs	2427N21W11								
Subdivision									
Lot/Block	/	Parcel Size	160 - Acres						
Sec/Twn/Rng	24 / 27 / 21 / 1								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
<b>Legal Description</b> Lat/Long: 36.81604673 -99.41642364									
SEC.24-27-21 NE4 BOOK 585 PAGE 836 TRUST MINNIE CORENE SELMAN 3/4 MINNIE CORENE 1/4 L. EST.					<b>Building Permits</b>				
					Number	Description	Opened	Closed	Amount
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	9,891	9,891	12%	1,187	Assessed	1,187	93.46
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	9,891	9,891		1,187	Total Taxable	1,187	93.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300002184	SELMAN, MINNIE CORENE TRUST	102	9,891	0	1,187	93.00		
2024	2024-300002184	SELMAN, MINNIE CORENE TRUST	102	9,891	0	1,187	97.00		
2023	2023-300002184	SELMAN, MINNIE CORENE TRUST	102	9,891	0	1,187	98.00		
2022	2022-300002184	SELMAN, MINNIE CORENE (TRUST)	102	9,622	0	1,155	95.00		
2021	2021-300002184	SELMAN, MINNIE CORENE (TRUST)	102	9,622	0	1,155	95.00		
2020	2020-300002184	SELMAN, MINNIE CORENE (TRUST)	102	9,622	0	1,155	95.00		
2019	2019-0002184	SELMAN, MINNIE CORENE (TRUST)	102	9,622		1,155	96.00		
2018	2018-0002184	SELMAN, MINNIE CORENE (TRUST)	102	9,622		1,155	96.00		
2017	2017-0002184	SELMAN, MINNIE CORENE (TRUST)	102	9,622		1,155	96.00		
2016	2016-0002184	SELMAN, MINNIE CORENE (TRUST)	102	9,622		1,155	98.00		
2015	2015-0002184	SELMAN, MINNIE CORENE (TRUST)	102	9,622		1,155	92.00		
2014	2014-0002184	SELMAN, MINNIE CORENE (TRUST)	102	9,622		1,155	93.00		
2013	2013-0002184	SELMAN, MINNIE CORENE (TRUST)	102	9,622		1,155	92.00		



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 Time 06:21:47  
 Page 2

<b>Lot Data</b>		-		<b>Primary Image</b>				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value				<b>GRM Approach</b> GRM Code Gross Rent Indicated Value  <b>Multiple Regression</b> MRA Code Adjusted R Indicated Value  <b>Direct Comparables</b> Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value  <b>Value Reconciliation</b> Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 9,891 Site Improvements Total Value 9,891 0.00 Total Value Per SqFt				
<b>Residential Data</b>								
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /								
<b>Cost Approach</b>		<b>Manual :</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>



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Date 02/06/2026  
Time 06:21:47  
Page 3

### Agland Inventory

300002184

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			64.005	35	35	2,253	2,253
QC	QUINLAN-WDWARD 5-12%	NP	14			41.097	45	45	1,841	1,841
WB	WOODWARD 3-8%	NP	33			54.898	106	106	5,797	5,797
<b>NP Totals</b>						160.000			9,891	9,891
<b>Total Agland</b>						160.000			9,891	9,891